

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Tlingit Readers, Inc.****Federal Tax ID: 92-6011562****Project Title:**

Tlingit Readers, Inc. - Preservation of Historical and Cultural Landmark

State Funding Requested: \$ 100,000**House District: Juneau Areawide (3-4)**

One-Time Need

Brief Project Description:

This project will provide funding for historical restoration of the 115 year old St. Nicholas Russian Orthodox Church which is visited by thousands of visitors every year. Preservation of this landmark will provide enhanced viewing for travelers as well as maintain an important part of the cultural history for not only the Tlingit people but all of Alaska.

Funding Plan:**Total Cost of Project: \$391,664**

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Local Funds					\$100,000	2010
Other					\$191,664	2010
Total					\$291,664	

*Explanation of Other Funds:**Foundations supporting preservation of national historic landmarks.***Detailed Project Description and Justification:**

This project will help fund the restoration of an extremely important landmark, St. Nicholas Russian Orthodox Church. Built in 1893, the structure plays a key role in our state's history. The funding will go to a 3rd party for management, and will not be used in any manner for religious purposes. The state has recognized the importance of the structure, and in 1976 gave state support.

St. Nicholas Church is toured by approximately 7,000 to 10,000 tourists per season. The church is one of the most visited historic sites in Juneau and was placed on the National Registry of Historic Places in 1974. It is the oldest continually functioning Orthodox Church in Southeast Alaska.

While we know that the St. Nicholas Russian Church was constructed in 1893, the date of construction of the rectory is not known. However, judging from its construction, it may predate the church. These two important buildings, located just two blocks from Alaska's Capitol Building, are unique in their architecture and significance. St. Nicholas Church is the only remaining octagonal Russian Orthodox Church in Alaska and was founded through the initiative of local Tlingit leaders. It developed as a key cultural center for all native Southeast residents and continues to be such to this day.

The church and rectory need substantial repairs including work to the following areas: foundations, windows, doors, roofs, electrical wiring, mechanical systems, accessibility and fire protection. The church foundation is literally sitting on cinder blocks. According to the attached National Park Service Assessment Report, the entire foundation needs to be replaced with a foundation that has adequate seismic bracing, the insulation and vapor barrier must be removed and replaced, the deteriorated siding needs to be replaced and the exterior repainted, the windows must all be restored, the roof replaced, the drum, dome and belfry need to be repaired to restore deteriorated wood siding and framing and all of the building breakers on existing branch circuits need to be replaced and all existing electrical services need to be upgraded in order to reduce the potential for an electrical fire. A restoration was previously undertaken in 1976 which was partially funded by the State of Alaska.

This historical restoration will be managed by Tlingit Readers, Inc., a local organization dedicated to preserving Tlingit language and culture. It is critical to protect this valuable historical landmark for the use and enjoyment of future visitors as well as all Alaskans. While there was no formal public review process, this is an important priority for all of the above reasons.

Project Timeline:

Construction estimated to be complete by 2012.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

St. Nicholas Russian Orthodox Church

Grant Recipient Contact Information:

Contact Name: Richard Dauenhauer

Phone Number: (907) 586-4708

Address: 3740 North Douglas Highway Juneau, Alaska 99801

Email: jfrld@uas.alaska.edu

Has this project been through a public review process at the local level and is it a community priority? ☐ Yes ☒ No

St. Nicholas Russian Orthodox Church
501(c) (3) Non-Profit Tax Exempt #184
P.O. Box 20130
Juneau, Alaska 99802
(907) 586-1023

State of Alaska
State House of Representative
Attn: Representative Beth Kerttula
State Capitol, Room 430
Juneau, AK 99801-1182

Re: Seeking Monetary Assistance for Historical Restoration

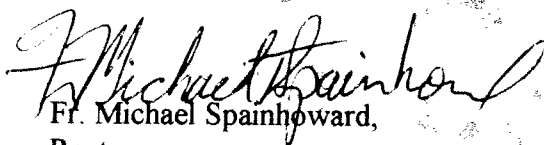
To Representative Beth Kerttula,

We are seeking monetary assistance for the complete historical restoration efforts for St. Nicholas Russian Orthodox Church. Enclosed is the Assessment Report that states the total cost for the restoration efforts to be completed on our church.

First, the roof is being worked on through a generous contribution from the 2005 tour season. Second, we are raising money for the costly repairs (i.e., Food Sale during 4th of July; selling Commemorative Coffee Mugs, and plans are in process for a carnival/raffle with donations from various corporations). We are falling short of our goal and as you can see in the assessment report it is a costly goal.

In closing, we would appreciate any monetary assistance you can provide for us to achieve this goal. If you have questions or concerns, please feel free to contact Father Michael Spainhoward at (907) 586-1023 or James M. Johnson, Historical Restoration Coordinator in this effort by telephone at (907) 321-2256 or by e-mail jamesm@acsalaska.net.

Sincerely,


Fr. Michael Spainhoward,
Rector

Enclosures

CC: Alaska Governor Murkowski, House of Representative & State Senate

DATE: 5/4/2006

TASK	NUMBER	UNITS	UNIT RATE	TOTAL
Condition Assessment Repairs Estimate				
Site Work (Church and Rectory)				
Demo existing concrete walkways, wooden handrails	475	sq ft	1.50	713
Remove tree	1	ea	250.00	250
Remove picket fence and install to match existing	500	lin ft	28.50	14,250
Demo concrete entrance to rectory basement (25 SF)	1	ea	270.00	270
Regrade for new sidewalk and accessible HC ramp	475	sq ft	1.75	831
Construct new sidewalk, ramp, use materials and methods to reflect historic character of the landscape and railings	475	sq ft	32.50	15,438
Construct new entrance to rectory, incorporate drain at entrance slab (125 SF)	1	ea	4,500.00	4,500
Install site drainage around church and rectory	152	lin ft	13.75	2,090
Bury electrical service for grade mounted lights	150	lin ft	22.50	3,375
Construct utilidor from rectory to church, 2'x2'	40	lin ft	320.00	12,800
Landscape disturbed areas to restore lawn, planting areas	500	sq ft	7.00	3,500
SUBTOTAL SITE WORK:				\$ 58,016
ST NICHOLAS CHURCH				
Substructure - Foundations				
Demo existing post and pad foundation , add temporary supports	20	ea	175.00	3,500
Demo existing foundation skirting	300	sq ft	2.50	750
Construct new concrete pads	20	ea	265.00	5,300
Construct new wood posts to seismic design, 10x10 posts with metal connectors	20	ea	205.00	4,100
Replace floor joists, 3"x12"x27'@30"oc	4	ea	175.00	700
Add supplemental joists at 15"oc, 3"x12"x27'	11	ea	150.00	1,650
Reinsulate floor with extruded polystyrene insulation, 8" thick	650	sq ft	3.50	2,275
Install 3/8" plywood deck at underside of floor structure	650	sq ft	1.25	813
Install gravel base at grade, 4" lift	8.5	cu yds	25.00	213
Install 20mill ground vapor barrier	650	sq ft	0.30	195
SUBTOTAL SUBSTRUCTURE:				\$ 19,495
Exterior Closure - Wall Assembly				
Carefully remove existing drop siding, store for re-use	1298	sq ft	1.65	2,142
Carefully remove existing 1"x8" wood plank sheathing, store for reinstallation	1298	sq ft	1.50	1,947
Insulate wall cavity, R19	1298	sq ft	0.85	1,103
Lead paint assessment	1	ea	1,500.00	1,500
Strip lead paint from exterior wall surfaces and dispose	1486	sq ft	7.55	11,219
Demo deteriorated wall studs at window sills, corners, plates	250	lin ft	1.50	375
Install exterior wall building paper	1298	sq ft	0.35	454
Replace deteriorate wood plank sheathing and drop siding	250	sq ft	7.80	1,950
Reinstall wood plank sheathing	1298	sq ft	1.70	2,207
Reinstall drop siding	1298	sq ft	2.10	2,726
Prime and paint exterior siding, 3 coats	4458	sq ft	1.45	6,464

DATE: 5/4/2006

TASK	NUMBER	UNITS	UNIT RATE	TOTAL
Condition Assessment Repairs Estimate				
Exterior Closure - Window Repair				
Remove, sash, exterior and interior trim for 34"x86" windows, 4 over 4 wood	7	ea	125.00	875
Remove, sash, exterior and interior trim for 20" dia. round windows ad dome	4	ea	70.00	280
Strip paint, glazing and ACM putty from each window trim	11	ea	85.00	935
Repair deteriorated wood members	11	ea	165.00	1,815
Replace deteriorated window sills	11	ea	225.00	2,475
Repair and repaint exterior and interior trim	350	lin ft	3.80	1,330
Reglaze, repaint windows	11	ea	795.00	8,745
Reinstall	11	ea	150.00	1,650
Install interior storm sash at each window.	11	ea	135.00	1,485
Exterior Closure - Door Repair				
Exterior Door, replace existing 5-panel door with new 4-panel double door to match interior wood door	1	ea	2,875.00	2,875
Interior Door, remove 4-panel, double wood door, strip paint, repair, repaint and reinstall	1	ea	1,200.00	1,200
SUBTOTAL EXTERIOR CLOSURES:				\$ 55,752
Roofing - Roof Assembly				
Demo existing wood shingle roof, non-ACM	936	sq ft	1.10	1,030
Demo flashing	60	lf	3.00	180
Demo deteriorated wood trim, siding at central onion dome over nave	64	sq ft	4.25	272
Demo deteriorated wood trim, siding, roofing of narthex belfry	100	sq ft	3.50	350
Demo crosses at onion dome and at belfry	2	lump sum	75.00	150
Demo deteriorated roof sheathing	120	sq ft	1.30	156
Insulate attic space, R-30	936	sq ft	1.25	1,170
Demo existing wood gutters and metal downspouts and leaders	116	lin ft	3.70	429
Repair deteriorated roof sheathing, fascia	120	sq ft	5.75	690
Install Ice and water shield at exterior surface of roof sheathing	926	sq ft	1.70	1,574
Install 1"x4"@12"oc skip sheathing at exterior surface of roof sheathing	980	lin ft	1.70	1,666
Install tern metal flashing	60	lin ft	14.50	870
Dip stain cedar shingles with solid body stain prior to installation	936	sq ft	0.90	842
Install sawn red cedar shingles	9.5	squares	520.00	4,940
Install (2)1"x6"x 14' ridge caps	112	lin ft	7.70	862
Modify onion dome and belfry for new cross	2	lump sum	550.00	1,100
Install powder coated, steel tubing orthodox crosses, 4' tall	2	ea	775.00	1,550
Duplicate and install new trim, siding at dome and belfry	2	lump sum	1,250.00	2,500
Install new redwood rain gutters with copper downspouts and leaders	116	lin ft	17.25	2,001
SUBTOTAL ROOFING:				\$ 22,333

DATE: 5/4/2006

TASK	NUMBER	UNITS	UNIT RATE	TOTAL
Condition Assessment Repairs Estimate				
Interior Construction - Interior Finishes				
Demo existing carpet	650	sq ft	0.40	260
Demo upper wall finishes, gwb	500	sq ft	0.55	275
Clean and seal existing painted wood surfaces	1386	sq ft	1.15	1,594
Replace gwb with historic wall finish, 1"x4" beaded novelty siding	500	sq ft	8.35	4,175
Repair existing 1"x4" T&G, vertical grain Douglas fir flooring	50	sq ft	3.50	175
Sand and finish T&G flooring	650	sq ft	2.75	1,788
Install carpet runners and area rugs	300	sq ft	6.50	1,950
Paint new beaded siding	500	sq ft	1.15	575
Misc repairs to baseboard trim, etc	1	lump sum	1,500.00	1,500
Fire extinguishers	4	ea	75.00	300
SUBTOTAL INTERIOR CONSTRUCTION:				\$ 12,591
Icons - Repair icon wall and finishes (cost by others)				
Iconostasis				
Mechanical Upgrade				
Demo existing heating system (heating, piping and duct)	1	ls	750.00	750
Run mechanical services from rectory mechanical room through utilidor (supply and return)	60	lin ft	78.50	4,710
Construct 6'x8' x 4' height, mechanical space in crawlspace. Concrete slab, conventional framing and gwb walls and ceiling	48	sq ft	125.00	6,000
Install hot water, fan coil unit in crawlspace	1	ea	4,750.00	4,750
Provide ducting at select floor penetrations and grille	8	ea	450.00	3,600
Install Vesda fire detection system				
1 panel at rectory	1	ea	2,500.00	2,500
Smoke detectors	5	ea	170.00	850
Install high pressure water mist fire protection system. Custom installation to minimize impact to historic appearance of interior of buildings	650	sq ft	12.50	8,125
SUBTOTAL MECHANICAL:				\$ 31,285
Electrical Wiring and Lighting				
Demo all exposed conduit, wiring	1	ls	1,500.00	1,500
Upgrade electrical services to include j-boxes, panels, sub panels, service entrances	936	sf	7.50	7,020
Demo exterior soffit lights and conduit	8	ea	135.00	1,080
Install new "historic" lighting fixtures	24	ea	455.00	10,920
Install ground lights at exterior over bollards	4	ea	1,250.00	5,000
SUBTOTAL ELECTRICAL:				\$ 25,520

DATE: 5/4/2006

TASK	NUMBER	UNITS	UNIT RATE	TOTAL
Condition Assessment Repairs Estimate				
Special Design Services				
Conduct paint analysis to determine original colors	1	ea	500.00	500
Historic research to determine original appearance	1	ea	6,000.00	6,000
Archeological investigations to locate extant historic features; historic boardwalks, previous site elements etc	1	ea	6,000.00	6,000
SUBTOTAL SPECIAL SERVICES:				\$ 12,500
TOTAL CHURCH:				\$179,476
ST NICHOLAS RECTORY				
Substructure - Foundation / Basement - 765 Square Feet				
Demo existing concrete slab at basement	765	sq ft	2.55	1,951
Demo and clean exposed concrete wall	968	sq ft	5.70	5,518
Demo deteriorated floor joists, 2"x6"x18'	20	ea	50.00	1,000
Dampproof foundation / basement wall	968	sq ft	1.85	1,791
Construct new 4"reinforced concrete floor in basement	765	sq ft	5.70	4,361
Install new floor framing system (main floor) to meet current loads	745	sq ft	6.80	5,066
Fur interior wall, install extruded polystyrene insul, R19	968	sq ft	2.80	2,710
GWB at interior walls and ceiling surfaces	1733	sq ft	1.75	3,033
SUBTOTAL SUBSTRUCTURE:				\$ 25,429
Exterior Closure - Wall Assembly -				
Demo exterior wood trim	300	lin ft	1.15	345
Demo existing wood shingles	1350	sq ft	1.10	1,485
Demo historic horizontal wood drop siding under shingles. Salvage all historic siding that can be reinstalled	1350	sq ft	1.65	2,228
Demo deteriorated wood plank sheathing	300	sq ft	1.50	450
Demo deteriorated studs at window openings and corners	100	lin ft	1.50	150
Patch missing / deteriorated wood plank sheathing	300	sq ft	2.35	705
Install exterior building paper	1350	sq ft	0.35	473
Lead paint assessment	1	ea	1,500.00	1,500
Strip lead paint from exterior drop siding wall surfaces	700	sq ft	7.55	5,285
Reinstall salvaged wood drop siding, preprimed	700	sq ft	2.10	1,470
Install new replica wood drop siding, preprimed	550	sq ft	7.80	4,290
Install wood trim	300	lin ft	2.90	870
Prime and paint exterior siding, 3 coats	4050	sq ft	1.45	5,873
Demo existing wooden porch and stairs	40	sq ft	7.50	300
Construct new stairway to main floor, 6 steps with landing, wood	60	sq ft	55.00	3,300
Exterior Closure - Window Repair				
Remove, sash, exterior and interior trim for 34"x86" windows, 4 over 4 wood, and 6 over 1	8	ea	125.00	1,000

DATE: 5/4/2006

TASK	NUMBER	UNITS	UNIT RATE	TOTAL
Condition Assessment Repairs Estimate				
Exterior Closure - Window Repair (Continued)				
Remove, sash, exterior and interior trim for 34" x 40" windows	6	ea	100.00	600
Strip paint, glazing and putty from each window, window trim	14	ea	85.00	1,190
Repair exterior and interior trim	560	lin ft	3.80	2,128
Repair deteriorated wood members	14	ea	165.00	2,310
Replace deteriorated window sills	14	ea	225.00	3,150
Reglaze, repaint	14	ea	795.00	11,130
Reinstall	14	ea	150.00	2,100
Install interior storm sash at each window.	14	ea	135.00	1,890
Exterior Closure - Door Repair				
Replace existing metal door with new wood door to match historic appearance, single	1	ea	1,375.00	1,375
Repair existing wood door, strip paint, repair, repaint and reinstall	1	ea	750.00	750
SUBTOTAL EXTERIOR CLOSURES:				\$ 56,346
Roofing - Roof Assembly				
Demo existing metal roof	765	sq ft	1.20	918
Demo flashing	100	lin ft	1.50	150
Demo wood shingle roof under metal roofing	765	sq ft	1.10	842
Demo deteriorated roof sheathing	120	sq ft	1.30	156
Insulate attic space, R-30	765	sq ft	1.25	956
Demo existing gutters and metal downspouts and leaders	160	lin ft	3.70	592
Reconstruct 2'x2'x8' brick chimney	1	ea	3,200.00	3,200
Repair deteriorated roof sheathing, fascia, rafter ends	120	sq ft	5.75	690
Install ice and water shield at exterior surface of roof sheathing	765	sq ft	1.70	1,301
Install 1"x4"@12"oc skip sheathing at exterior surface of roof sheathing	800	lin ft	1.70	1,360
Install tern metal flashing	100	lin ft	14.50	1,450
Dip stain cedar shingles with solid body stain prior to installation	765	sq ft	0.90	689
Install sawn red cedar shingles	8	squares	520.00	4,160
Install (2)1"x6"x 14' ridge caps	45	lin ft	5.85	263
Install new redwood rain gutters with copper downspouts and leaders	125	lin ft	17.25	2,156
SUBTOTAL ROOFING:				\$ 18,882
Interior Construction - Main Floor - 765 Square Feet				
Demo interior finishes down to the studs at walls and ceiling, analyze interior finishes that may have been damaged	1665	sq ft	1.30	2,165
Demo existing stairway to Attic Floor	120	sq ft	3.20	384
Install new stairway to Attic Floor, per code	160	sq ft	31.50	5,040
Insulate exterior wall to R19	900	sq ft	0.85	765
Install vapor barrier	900	sq ft	0.15	135
New GWB at all interior and exterior walls and ceilings	2265	sq ft	1.75	3,964

DATE: 5/4/2006

TASK	NUMBER	UNITS	UNIT RATE	TOTAL
Condition Assessment Repairs Estimate				
Interior Construction - Main Floor - 765 Square Feet (Continued)				
New beaded siding wainscot at all interior walls	540	sq ft	7.20	3,888
Flat board trim, 1"x6"	200	lin ft	3.20	640
Demo floor finishes	765	sq ft	0.50	383
Demo deteriorated 1"x4" T&G vertical grain Douglas fir flooring	50	sq ft	1.10	55
Replace missing 1"x4" T&G flooring	50	sq ft	3.50	175
Sand, refinish existing T&G wood flooring	765	sq ft	2.75	2,104
Specialty floor finishes at restroom and kitchen	200	sq ft	15.50	3,100
New HC, unisex restroom; toilet, lav, counter, mirror, (no shower or tub) sheet vinyl floor	50	sq ft	45.00	2,250
New kitchen, sink, stove, refrigerator, disposal, double ovens, sheet vinyl flooring, 20 lin ft of kitchen counters	125	sq ft	42.50	5,313
Interior Construction - Attic - 460 Square Feet				
Demo interior finishes down to the studs at walls and ceilings, analyze interior finishes that may have been damaged	910	sq ft	1.30	1,183
Demo floor finishes to expose floor structure, salvage all flooring for reinstallation	450	sq ft	0.70	315
Repair, replace floor structure to meet code, new center beam, new 2x8 floor joists at 16" oc	450	sq ft	12.00	5,400
Demo floor finishes	460	sq ft	0.50	230
Demo deteriorated 1"x4" T&G vertical grain Douglas fir flooring	50	sq ft	1.10	55
Replace missing 1"x4" T&G flooring	50	sq ft	3.50	175
Sand, refinish existing T&G wood flooring	460	sq ft	2.75	1,265
Insulate exterior wall to R19	450	sq ft	0.85	383
Install vapor barrier	450	sq ft	0.15	68
GWB at all interior and exterior walls	1050	sq ft	1.75	1,838
Beaded siding wainscot at all interior walls	350	sq ft	7.20	2,520
Flat board trim, 1"x6"	200	lin ft	3.20	640
Fire extinguishers	6	ea	75.00	450
SUBTOTAL INTERIOR CONSTRUCTION:				\$ 44,880
Mechanical Upgrade				
Demo existing heating system				
Modify north (2) rooms of the basement to serve as mechanical room	240	sq ft	5.50	1,320
Install water service for fire protection and domestic	75	lin ft	95.00	7,125
Install hot water, boiler, baseboard hot water heat for rectory	1	ea	8,500.00	8,500
Install commercial grade hot water heater	1	ea	3,200.00	3,200
Install Vesda fire detection system				0
panel at rectory	1	ea	2,700.00	2,700
Smoke detectors	7	ea	170.00	1,190
Install wet pipe sprinkler system. System to be installed into ceiling cavities when repairs are made.	1990	sq ft	5.80	11,542
SUBTOTAL MECHANICAL:				\$ 35,577

TASK		NUMBER	UNITS	UNIT RATE	TOTAL
Condition Assessment Repairs Estimate					
Electrical Wiring and Lighting					
Demo all exposed conduit, wiring					
Upgrade electrical services to include j-boxes, panels, sub panels, service entrances to meet current electrical codes					
Install new "historic" lighting fixtures		1990	sq ft	7.50	14,925
Install ground lights at exterior over bollards		30	ea	455.00	13,650
		2	ea	1,250.00	2,500
SUBTOTAL ELECTRICAL:					\$ 31,075
TOTAL RECTORY:					\$ 212,188

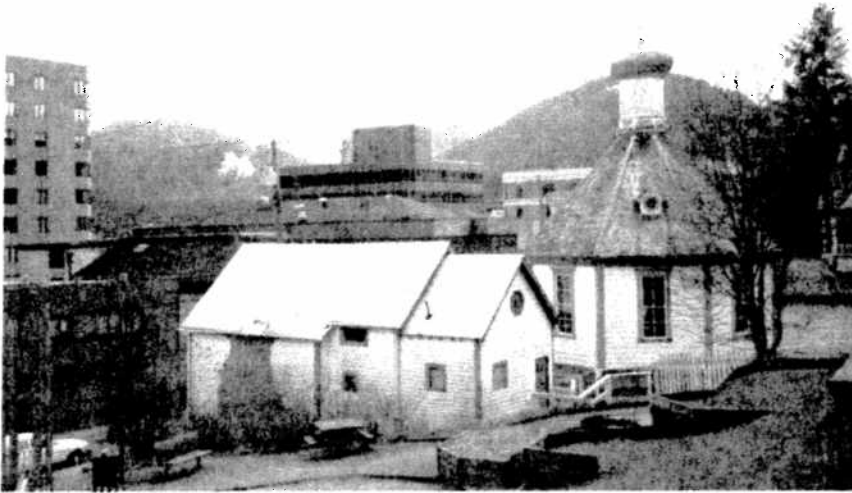


National Historic Landmark
Technical Assistance Program



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left: St. Nicholas Orthodox Church and Rectory are located in downtown Juneau, Alaska.

right: View of the church and rectory from the south.

Executive Summary

This condition assessment of the church finds the structure in generally good condition, with a few areas suffering from lack of regular maintenance. The attic was not inspected due to lack of access (did not have a long enough ladder). No demolition was undertaken to verify condition of internal wall components.

The rectory is in poor condition. Years of minimum maintenance and "band aid" repairs have caused problems with the historic building.

Introduction

The Saint Nicholas Russian Orthodox Church and the historic Rectory are located on the corner of 5th and Gold in downtown Juneau. The church was constructed in 1893 and consecrated in 1894. The date of construction of the rectory is not known, but judging from its construction, it is possible that it predates the construction of the church and may be part of Juneau's earlier historic period. These two important buildings, located just two blocks from Alaska's Capitol Building, are unique in their architecture and significance. The following condition assessment provides an overview of conditions and rehabilitation needs to ensure their preservation.

Brief History

The following excerpt was taken from Alison K. Hoagland's 1993, *Buildings of Alaska*:

"Saint Nicholas Russian Orthodox Church (1893-1894) is the only remaining octagonal-plan Russian Orthodox Church in Alaska. Saint Nicholas Russian Orthodox Church was the first Russian Orthodox Church in Juneau. Post-dating by several decades the Russian occupation of Alaska, the congregation was founded when Tlingit Chief Ishkhanalykh contacted the priest at Sitka to tell him that he wished to convert. In 1892, Bishop Nicholas visited Juneau and baptized the chief as Dimitrii. Dimitrii offered land, lumber and labor to construct a church while the bishop provide \$2,000.

Although the precise origin of the design for this church is unknown, it is constructed in the form of several of the first churches or chapels, such as those at Sitka (1816), Unalaska (1808) and possibly Saint Michael (1840's). Unfortunately, none of the other octagonal churches survived even long enough to be photographed. Saint Nicholas's is painted white with royal blue trim, with small gable dormers and jigsaw trim giving it a picturesque air. The church is about 27 feet in diameter, wood frame with novelty siding. The sanctuary is contained within the main block of the building, while the vestibule extends on the west side. The polygonal roof rises to an octagonal cupola, which is topped with an onion dome, and over the vestibule there is a picturesque bell tower, added in 1905. On the interior, the seven-bay iconostasis stretches across the eastern three sides of the building with the end panels angled back slightly.

The 650 square foot church is oddly located on the site in order to follow the dictates of placing the altar towards the east. Closer to the corner is the priest's house, a one-and-one-half-story, wood-shingled dwelling."

ST. NICHOLAS CHAPEL

Building Site

General Description:

St. Nicholas Orthodox Church is located at 326 5th Street at the corner of 5th and Gold in downtown Juneau. The site slopes steeply towards the east. The yard is defined by a white picket fence with a stylized top. There is no indication of a cemetery within the yard. The grounds are well maintained and planted with grass and perennials. Located to the north and adjacent to the church and rectory is a small public park complete with playground equipment and benches. Located



View of church and rectory from the south.

to the south of the church is a landscaped lot.

Primary public access to the church and to the rectory is directly from 5th street, located to the east. A concrete walkway with several steps provides the main access. A secondary access route connects the church to a parking lot located to the north of the church and rectory.

Existing Condition:

The existing concrete walkway is in need of replacement due to condition, accessibility issues as it pertains to the steps, inappropriateness to the historic setting and problems of splash back against the church and rectory buildings.

Recommended Treatment:

1. Research the historic treatment of walkways, steps, fences and site treatment to guide in site restoration. Construct walkways, steps, ramps, fences, and site elements that are appropriate to the historic setting.



Deteriorated fiberglass insulation hangs loosely in the crawl space.

Foundation

General Description:

The foundation under the main octagonal portion of the church consists of a concrete bulkhead at the west and north sides of the building and minimally braced 10" x 10" wood posts resting on 12" x 12" concrete pier blocks. The

crawlspace floor under this area is dirt, and is well ventilated through gaps in the wood skirting. The crawlspace height varies from three feet at the northeast end of the church to five feet at the south west end. Two windows provide light into the crawlspace area with an access door located on the east. The floor joists are 3" x 12" at 30" oc. The narthex appears to have an all concrete foundation with no visible signs of deterioration. Insulation under the floor and between the floor joists of the church nave appears to date to a 1970's renovation. A vapor retarder was installed to the underside of floor joists, and fiberglass bat insulation retained with chicken wire was installed between the floor joists below this vapor retarder.

Existing Condition:

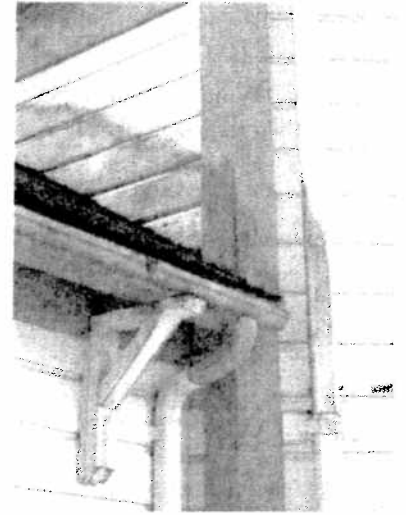
The foundation is in poor condition due to inadequate seismic bracing. As constructed, the building could easily slide off its existing foundation in the event of a moderate earthquake. There is no indication of seismic bracing or pinning of the wooden posts to the concrete pier foundation. In one location a pier block has settled, but no sag is apparent in the structure above. The foundation is relatively free of rot or deterioration due to moisture. The crawlspace is relatively dry given its slope and the rainforest environment. In most of the areas, the insulation and vapor barrier have been compromised and are not functioning.



The simple unreinforced post and pad foundation requires seismic upgrades.

Recommended Treatment:

1. Construct an engineered foundation to provide adequate seismic bracing. Ensure that the crawlspace is drained to keep the area dry and well ventilated. Install a durable ground cloth (20 mill) at grade to offset rising damp.
2. Remove the existing fiberglass insulation and vapor barrier and reinsulate. Consider using extruded polystyrene insulation and a plywood deck at the underside of the floor structure.



left: East elevation, St. Nicholas Orthodox Church.

right: Excessive moisture caused by splashback from the main roof drip edge is evident at the intersection of the entry roof and nave wall.

Wall Assembly

General Description:

The building is wood framed and is assumed to be platform framed on the raised octagon floor. The exterior of the building is sided with 1" x 7" horizontal drop siding. Corners and trim elements consist of typical flat board trim. A conventional 1" x 6" to 1' x 8" diagonal wood plank shear diaphragm is located beneath the wood siding. The exterior is painted white with traditional blue painted trim. It is assumed that the wall cavity is uninsulated.

The foundation area of the church is skirted with diagonal wood plank sheathing. At the exterior side the sheathing is skirted with 1" x 7" drop, installed in a vertical position. Contact between the vertical skirting and horizontal siding is detailed with a horizontal mud sill.

Existing Condition:

The exterior wall surface and the wall assembly appear to be in good condition. The building seems to be sitting level and plumb with no noticeable deformation or failure. The exterior siding at the narthex north elevation shows signs of damage due to splash-back from uncontrolled roof runoff. Typically, damage in historic building can be expected in areas of ground contact and beneath window sills or horizontal penetrations of the exterior skins. The church is in need of painting.

Recommended Treatment:

1. Control ground splash-back; replace deteriorated siding with new to match.
2. Repaint the exterior of the building. Investigate to determine the condition of wall framing beneath the windows and corners.
3. Evaluate the wall assembly and determine the need for insulation.

Windows

General Description:

At each of the octagon surfaces, except at the entrance narthex, the surface is punctuated with a single 4 over 4 double hung window (34" x 86"). The wooden windows are trimmed at the sides with a 1" x 6" flat board. A 2" wooden sill is used with a scroll detail beneath the sill to complete the vertical side trim elements. The head of the window is detailed with a single 1" x 6" flat board and an ogee molding cap. The wood window sash is painted white and the trim is presently painted blue.

At the cardinal points of the roof are located 4 round window units that open into the ceiling attic. The windows are incorporated into small roof dormers.

A single, 4-light, window transom is located above the entrance doorway.

Existing Condition:

The window sash and trim remain in fair condition and are in need of refinishing. The double hung windows at the southeast and east walls have rotten lower sashes and sills. The dormer windows were not inspected, however their condition seems to match those of the lower double hung window units.

Recommended Treatment:

1. Restore all of the existing windows. Inspect to determine condition of wood members, window putty, paint and condition of wood sill and jamb members. Restoration will require careful removal, stripping of multiple layers of paint, repair and/or replacement of deteriorated window members, reglazing and repainting. Inspect each window sill to determine condition of window casing and wall structure below sills.



South elevation, St. Nicholas Orthodox Church.

Repaint and reinstall all window units. Carefully modify windows to improve weather sealing. Explore use of secondary storm window units to improve thermal performance and weather proofing.

Doors

General Description:

The church has a single exterior entrance at the west end of the church. The exterior double door is a 5-panel wooden doorway that opens outwards. The finished door opening measures 5'0" x 7'0". The door is unpainted. It is suspected that this double door is not original to the building. A second set of interior double doors is located between the narthex and the nave. The finished door opening measures 5'1" x 7'0". This double door is probably original to the building and differs in that it has 4 vertical panels; two panels in the upper half and 2 in the lower half of the doorway. The interior double door is painted.

Existing Condition:

The main exterior entry doors and the interior doors appear to be in good condition.

Recommended Treatment:

1. Investigate to determine if the exterior door is original to the building. Consider replacing it, if it is determined that it is not original to the church.
2. Repair or replace existing hardware to insure a secure locking doorway.

Roof

General Description:

The entire church is roofed with sawn cedar shingles. The main body of the church has a steep pitched, approximately 14" in 12", roof. The octagon roof is capped with a traditional onion dome with an extended drum base. The dome is covered with a gold painted metal surface. Each facet of the octagon drum is punctuated with simple wooden louver. The octagon drum is surfaced with sawn cedar shingles.

The narthex is roofed with a simple gabled roof. Centered on the gable ridge is a highly ornamented, Victorian belfry. The belfry is capped with an 8-sided steeple. It consists of a steep pitched roof element which is crowned with the remains of



A single onion domed cupola sits atop the pyramidal roof of the church.

an orthodox cross and is roofed with sawn cedar shingles. The belfry steeple resolves itself into a square base that sits atop an open bell porch. The porch is finished in Victorian detailing and scrolling. The bell porch is open to the weather and is painted white. A large deciduous tree is located to the southeast and adjacent to the narthex.

The ridges of the gable roof and the octagon roof are each sealed and trimmed with a pair of cedar boards.

Gutters are at all eaves of both the high and low roofs, but stop where the main roof passes over the entry gable. Gutters at the narthex roof appear to be wood. Gutters at the main roof appear to be metal.

Existing Condition:

The cedar shingle roof is in poor condition. The shingles are unpainted and are severely deteriorated and are beginning to fall out as the wood or fasteners fail and the surface is buffeted in wind. Visual assessment of the cupola from the ground reveals no apparent damage or deterioration on the dome, but the wood shingle clad drum below is losing its painted finish. The wood trim at the base of the drum appear to be deteriorating. The drum or the attachment point of the cross to the dome is the probable source of leakage into the building (right over the center of the Nave area). The belfry element over the Narthex is in fair condition, but the main cross mounted on the peak of its shingle roof has lost all of its arms and should be replaced. It appears the adjacent tree branches are contributing dampness and branch damage at that side of the building.

Where water is splashing off the roof surfaces, the adjacent building walls at grade and on the roof of the gable narthex addition, the siding is perpetually wet and in poor condition. The existing gutters appear to be near the serviceable end of their life.

Recommended Treatment:

1. Replace the existing sawn shingle roof. Investigate to determine if the original roof was painted. Historically many of the orthodox church roofs were painted or stained. Restore the roof to match the historic color, shingle pattern, ridge trim and type of shingle. Replace all metal flashing with lead coated copper tern metal. Supplement with waterproof membrane products to secondarily protect the building. Remove the tree located to the southeast of the entrance. Restore the wood trim at the base of the drum. Investigate and replace the existing wood crosses to insure a water tight penetration of the roof structure. Repair the drum, dome and belfry to restore deteriorated wood siding and framing



Four simple gable dormers with round windows punctuate the nave roof.

- members. Flash and repair sufficiently to halt any water penetrations. Proper repair could require scaffolding or the removal and repairs of the dome and belfry at a separate location.
2. Replace all existing gutters with wood gutters. Insure that rain leaders move roof runoff away from the building. Modify landscape to facilitate site drainage away from the building.

Interior Finishes

General Description:

The interior of the church is in good condition and is finished with a variety of painted wood siding and trim. The floors, which are presently covered with red carpet, were typically exposed 1" x 4" tongue and groove douglas fir. This finished floor was usually varnished or painted and was applied directly to the top of a diagonal wood planking diaphragm.

Interior walls were covered with 1" x 3" beaded or "novelty" siding. The siding was used in a vertical position and provided a wainscot panel at 3'5" in height running around the perimeter of the church and narthex.

In 1976 the beaded interior siding at the upper portion of the walls in the main Nave was sheathed over with 1/2" gypsum wall board. This finish was cut in around existing wood trim, and extends from top of wainscot rail to the bottom of crown molding at the vaulted ceiling. While the installation appears to have been done carefully, it does not match the original interior paneling profile. Father Jonah commented that a modification to the steps up to the Iconostas wall made in the 1976 renovation has created a dangerous condition in front of the Royal Doors – there is not enough room for the necessary functions between the wall and the first step.

The general paint scheme includes a sky blue wainscot, ceiling vault and trim, with white walls. The high octagonal vaulted ceiling (blue) is trimmed in gold painted moldings.

Existing Condition:

The interior wall surfaces appear to be in good condition, with the exception of poorly run and mounted electrical services. The condition of the floor structure and surfacing is unknown due to the carpet.

Recommended Treatment:

1. Clean and repaint as required. Conduct a color analysis to determine



Interior view of the Iconostas.

the historic color and restore. Remove the carpet; restore the historic wood floor finish. Use carpets or rugs as an accent in areas of high traffic and weather. Remove the gypsum wall board and restore the historic wall appearance.

Ceiling

General Description:

The interior ceiling reflects the octagon shape of the building and the roof structure, but it is not a hot roof construction. A small attic space is located between the ceiling and pitch of the roof. Access to the space is via a small door in the ceiling of the nave. The ceiling is finished using 1" x 3" beaded siding. A grid of chamfered 4 x 8 beams (white) at the same elevation as the top of walls resolve the outward thrust exerted on these walls by the steep roof and high cupola. The ceiling is painted a pastel blue which is different than the exterior color. Each of the ceiling quadrants are outlined with gold colored wood trim element. The ceiling is dirty from smoke and the difficulty of cleaning the high space.

Existing Condition:

Aside from general cleaning (there is a lot of soot build-up), trim repair, and painting, the interior is in good condition. Roof leaking is beginning to cause damage to the painted finish.

Recommended Treatment:

1. Determine the actual historic color of the ceiling. Clean and repaint to match the original finish.

Icons

General Description:

The Church of St. Nicholas conducted its own inventory of icons in 2001 using professional conservators Mikhail Ovchinnikov and Anna Grishkova-Smith, and identified several of historic importance. In particular, there are seven icons, a processional cross and a Plashchinitza (Shroud or Winding Sheet) that are named in the 1894 inventory for the original furnishings for the church. One of these, an icon of Christ Walking on the Water (also known as "The Blue Jesus") appears to bear evidence of an Alaskan or Siberian artist. There are several other icons, whose dates are unknown (but late 19th century), that also suggest indigenous Alaskan artistry. Another important icon is one given by Bishop Nikolai in 1893 to a Tlingit chief, Yees Gaanaalx (baptized Dimitri) who was one of the early Orthodox converts and founders of St. Nicholas. The church has identified 12 historic icons needing conservation attention, as well as a Plashchinitza. The conservators provided an estimate of \$56,000 for treatment of these 13 objects. The parish has prioritized the objects, identifying two icons and the plashchinitza as most urgent; the sum for these high priority objects is estimated to be \$8,000. The Parish Council of St. Nicholas Church received a Grant-in-Aid from the Alaska State Museum to assist with the inventory expense, attesting to the value attached to these historic and very possibly early Alaskan works of art.



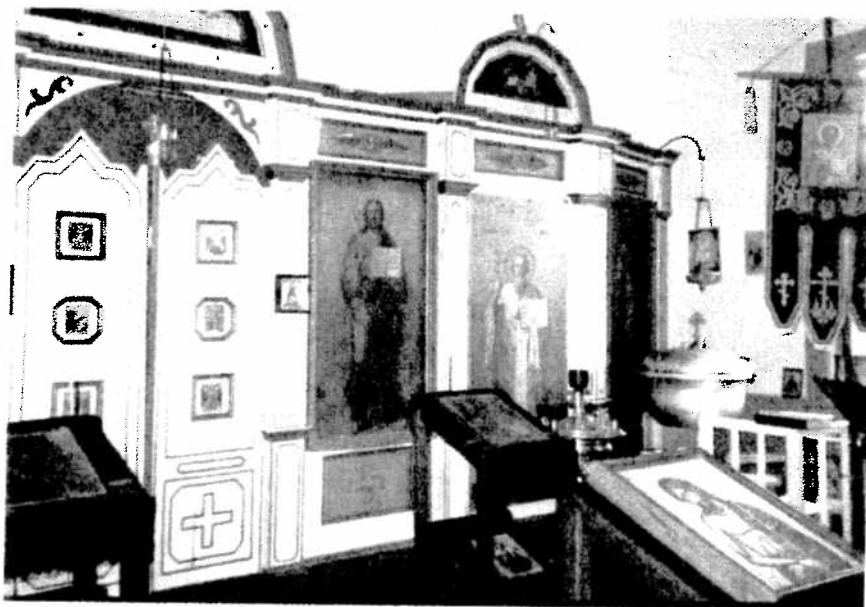
Many of the icons in St. Nicholas Orthodox Church date to the 19th Century and are in need of conservation.

Existing Condition:

The condition of the icons and historic objects range from poor to fair. Years of little cleaning or conservation care along with an unstable environment are taking their toll on the condition of the artifacts.

Recommended Treatment:

1. Document the 35 icons and historic objects in the church. Proceed with conservation treatment by a qualified conservator. Follow established priorities for preservation. Install a mechanical and fire protection systems to provide a stable environment for their long term preservation.



The royal doors of the iconostas and icons.

Iconostasis

General Description:

The existing iconostasis is fairly ornate and well detailed. On a previous site visits it was claimed that the iconostasis was made in Russia, disassembled and shipped to the United States, presumably for the Juneau church. Earlier photos show a different top than what is presently there.

Existing Condition:

Good condition.

Recommended Treatment:

1. Research to determine source and history of the iconostasis. Preserve and treat the iconostasis as an artifact. Implement a conservation approach to its preservation.



Exposed electrical conduit located under the soffit detracts from the historic appearance of the church.

Electrical Wiring and Lighting

General Description:

The most significant electrical item in the church is the modified candelabra in the nave of the church. Located around the perimeter of the building, under the roof soffit are several contemporary light fixtures that are inappropriate to the historic church. Surface mounted conduit is used indiscriminately inside and outside of the building.

Existing Condition:

The existing candelabra is a significant artifact and is in relatively good condition. Exterior soffit lighting is in poor condition due to neglect and the effects of a salt water environment.

Recommended Treatment:

1. A short term safety solution which is inexpensive and will reduce the potential for an electrical fire is to replace all building breakers on existing branch circuits rated at 15 and 20 amps with Arc-Fault Circuit-Interrupter (AFCI) devices. The AFCI quickly detects any electrical shorts or arcing due to worn wire insulation, unusual heating or bare wire contact and throws the breaker before a fire can result.
2. Upgrade existing electrical services to meet current electrical codes. Remove all exposed conduit and replace with concealed wiring. Remove all soffit lighting and conduit from the church and relocate on the site using inconspicuous fixtures and landscape elements. Select historic replacement light fixtures for exterior and interior use.

Mechanical Systems

General Description:

The church is presently heated with a Toyo Laser 56 oil fired heater which is located in the narthex. It appears to effectively heat the interior, but due to its size and perhaps poor insulation in the building it runs constantly in cooler weather. Remnants of the forced air heating system installed in 1976 can still be found abandoned under the building.

Existing Condition:

The Toyo Laser is probably the third or fourth generation heating system in the church and appears to be in good condition. Constant running will quickly wear out the unit and require more frequent replacement.

Recommended Treatment:

1. Install a commercial grade heating plant for the church. Past efforts have wrestled with where to locate the heating plants. As part of rehabilitation of the rectory, use the basement of the rectory as a common mechanical roof for providing services to both the church and the rectory. A utilidor would need to be constructed to service the church. Select a heating system that minimizes its impact on the historic church.

Fire Protection

General Description:

Fire protection consists of a fire extinguisher.

Existing Condition:

There is no fire suppression system to protect this 106 year old historic wooden building.

Recommended Treatment:

1. Upgrade fire existing detection systems to incorporate security and auto-dialing services. Install a water fire suppression system. Consider a "high pressure" water mist system to minimize impacts of installation and to provide a response time until the local fire department can respond.

Accessibility

General Description:

Access to the church structure is via a concrete sidewalk from 5th Street. The church entrance is located upslope from the street and the existing concrete sidewalk has a series of steps to negotiate the slope. An additional walkway leads from a parking lot on Gold Street and runs downhill to the church entrance.

Existing Condition:

Neither walkway meets ADA requirements and would be difficult for the elderly to access the building. In addition, the concrete walkway is visually incompatible with the historic character of the church and is causing deterioration problems with water splash back.

Recommended Treatment:

1. Remove the existing walkways. Research the historic character of the pathways and redesign a new system that is historically sympathetic, meets ADA and uses materials which take their precedence from building's historic period.



This concrete sidewalk is not compliant with the Americans with Disabilities Act (ADA) and detracts from the historic appearance of the church.



View from the southwest of the rectory.

ST. NICHOLAS RECTORY

The rectory is a small gabled structure comprised of a 765 sq. ft. basement, 765 sq. ft. main level and 460 sq. ft. finished attic. Situated with its ridge running roughly north-south and perpendicular to 5th Street, the main level is entered at grade on the north end of the building and from a covered porch approximately 5' off grade at the south end of the building. The roof pitch is approximately 12 in 12, with a shallow pitched dormer facing the church yard to the west.

In general, the rectory is in poor condition, with nearly all components of the building needing attention in some way. The building has roughly an 18' x 42' footprint, and is comprised of a 17' x 21' meeting room with attached kitchen, gift shop and bathroom at the main level. The attic and shed dormer over these spaces has been finished out as residential space (though stairs and windows do not meet building code requirements for egress). Assessment of the construction type and style suggests the original building probably predates the present church structure, and was probably constructed in the mid to late 1800's (major development period for Juneau as a mining community). The structure rests on a concrete foundation and basement which appears to be in good condition. The small gift shop and bathroom were added to the kitchen area, perhaps in the early 1980's.

From historic photos located in the church, the rectory was clearly a much simpler building at the time of the main church's construction. The original structure appeared to consist only of the main hall, kitchen and attic (with no dormer or

stairs). Subsequent additions made to facilitate its use as a residence have in general eroded the integrity of the historic form, but have been executed in such a way that they fit the evolving character of the aging building. The most recent gift shop addition was carefully crafted to match existing materials at the time of construction.

Basement Foundation

General Description:

The concrete walls of the walk-in basement area provide the foundation of the building. A single entrance is located at the southwest corner of the building and is accessed down a series of steps. The concrete, while it is quite old, probably is not original to the building and was probably part of a later construction effort.

The walls appear to be approximately 12" thick, and there are a total of three exterior windows and an exterior door serving this area. The grading around the door funnels precipitation into the basement, from which it seems to naturally drain out through cracks in the floor slab. The basement is not insulated and heaters are running constantly under the kitchen and bathroom in the winter to prevent the plumbing from freezing.

Typical floor framing is as follows: rough sawn 2" x 6", 24" o.c., spanning 8'4" from concrete foundation wall to centerline beam. The center bearing beam consists of a series of 6 x 6 beams on posts, maximum span between posts was found to be 64". Floor framing under the bookstore and bathroom is newer dimensional lumber; 2 x 8's at 16" o.c. span 8'6" between the newer 8" concrete foundation wall and a newer 6 x 8 wood beam.

Existing Condition:

The concrete foundation walls seem to be in good condition, although the extent of steel reinforcement is unknown. Improvements to drainage in front of this area should remedy infiltration of water.

The existing floor framing appears to be undersized to meet loading requirements. Over the years, the existing framing system has been periodically modified. Many of the floor joists under the main room and kitchen have been doubled with new joists where the originals have rotted or holes cut for piping and general plumbing. Most of this rotten material is still in place, but is no longer wet, and therefore does not appear to be spreading into the new wood.



Missing corner boards and siding at the southwest corner of the rectory may be accelerating the deterioration of the foundation.

Recommended Treatment:

1. Resolve site drainage issues around the basement foundation. Explore damp proofing and perimeter drainage around foundation. Insulate the interior walls of the basement to correct significant heat losses.
2. Evaluate existing floor framing system and construct new floor framing system to meet loading requirements, to correct structural deficiencies and meet seismic design requirements.



West elevation, St. Nicholas Rectory.

Main Floor

General Description:

Entrance to the main floor is directly into the main hall from the southwest corner of the rectory. The main hall measures is 16'-10" x 21'-0" (interior dimensions), with a 9'10" ceiling height. Located directly to the north of the main hall is the kitchen area. The area measures 9'4" x 16'0". The area is in poor finished condition. Casework in this area is 1950's vintage. The stairway to the upstairs, or attic area, is accessed at the east end of the kitchen area. A small storage area has been incorporated into the area under the stairs. Located further to the north of the kitchen area is a bathroom and back porch area. It appears that this area is a later addition to the rectory. The porch area measures 9'10" by 15'0".

Existing Condition:

The interior finishes on the main floor are in poor condition and reflect several generations of unsuccessful remodeling.

Recommended Treatment:

Overall the interior space is of poor condition and generally lacks historic integrity. Carefully strip out all of the "improvements" that have been made over time. As part of that process evaluate for evidence and clues as to original configuration of the space and original materials, finishes and colors to guide in future rehabilitation of the space.

Attic

General Description:

Access to the attic from the kitchen area of the main floor is by a steep stairway. The steps vary from 7-1/2" rise to 8" run, to 9-1/2" rise to 6" run. Head clearances are restricted by the slope of the roof. The stairs are carpeted, but were probably originally wood surfaced. A small window provides light to the stairwell. The attic spaces are finished with a combination of plaster and painted plywood paneling. Built in storage cabinets are provided in the stairwell/hall, and the larger room located in the shed dormer. The attic space over the newer bathroom and gift shop is carpeted and provided with unpainted T&G wood paneling. The exposed finishes in the attic are not historic, and would probably be removed to permit a structural upgrade. Access issues may prevent this space from being used for anything but storage in the future.

Existing Condition:

The interior finishes of the attic level are in poor condition and reflect several generations of unsuccessful remodeling.

Recommended Treatment:

1. Overall the interior space is in poor condition and generally lacks historic integrity. Carefully strip out all of the "improvements" that have been made over time. As part of that process, evaluate for evidence and clues as to original configuration of the space and original materials, casework, finishes and colors to guide in future rehabilitation of the space.

Wall Assembly

General Description:

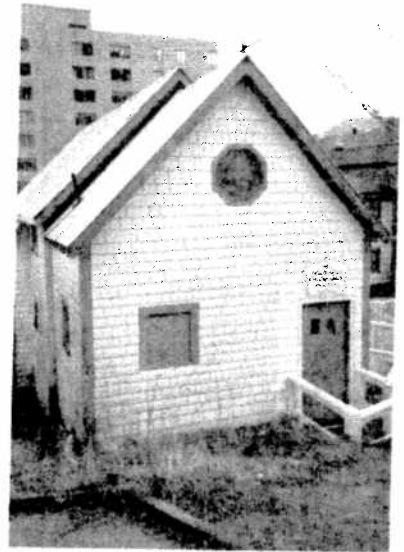
The wood framed building is clad with white painted cedar shingles. Historic photos illustrate that the rectory may have been sided with drop siding which was very typical of the time of construction and similar to that used on the church. The existing wood construction probably consisted of rough sawn wood framing, diagonal wood planking sheathing and drop siding. The wall assembly is probably not insulated. In 2002, the masonry fireplace partially collapsed and was removed. The area of the chimney was filled in with new framing and new unpainted sawn cedar shingles. A false mantel identifies the original location in the main room.

Existing Condition:

The sawn cedar shingle siding is in poor condition. The condition of the wood framing is unknown. However, given Juneau's rainforest environment, it is suspected that sheathing and framing deterioration can be expected at corners, and below window sills and horizontal breaks in the exterior wall.

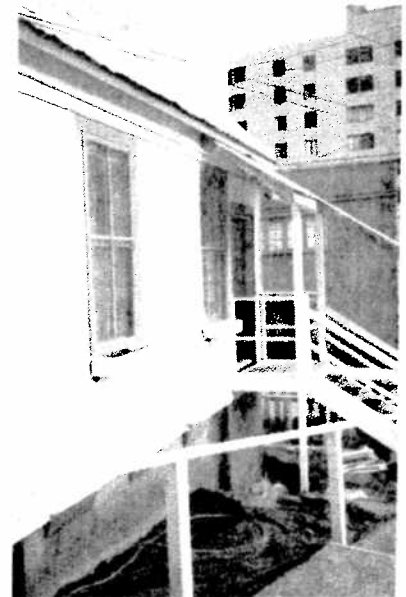
Recommended Treatment:

1. Investigate to determine framing, sheathing and siding condition under the shingle covering. Remove the existing wood shingle and based upon investigation, restore the original wood siding or replace the deteriorated shingle siding. Consider insulating the wall cavities to allow for year around occupancy.
2. Research to determine the original color pallet and restore. Evaluate the significance of the removed chimney and reconstruct if determined that it was a significance historical element. Much of the original soffit, fascia, and window trim detailing have been stripped away with retrofits over the years. These details should be reconstructed based on old photos and similar buildings in the area.



top: North elevation, St. Nicholas Rectory.

bottom: The recent removal of the chimney from the rectory's east elevation has been patched with cedar shingles.



Windows

General Description:

The rectory has a total of 14 wooden windows. The window consists of a variety of sizes and shapes. The south and west elevations of the main room have a total of 5 double hung wood windows. These windows vary from 2 over 2 double hung at the west elevation and a pair of 6 over 1 double hung window at the south elevation. The dormer at the south elevation has a pair of 6 over 1 double hung indicating that the 6 over 1's were perhaps part of a later remodel of the building. The rear storage area has a series of randomly sized single light window units. A single hexagonal window (22" across), with a stained glass insert is located at the attic level of the north addition of the rectory.

Existing Condition:

The window sash and trim remain in fair condition and are in need of refinishing. Some rotted sash, casing, trim and sills can be expected.

Recommended Treatment:

1. Restore all of the existing windows. Inspect to determine condition of wood members, window putty, paint and condition of wood sill and jamb members. Restoration will require careful removal, stripping of multiple layers of paint, repair and/or replacement of deteriorated window members, reglazing and repainting. Inspect each window sill to

left: Paired six-over-one double-hung wood windows on the south elevation.

right: View of the entry on the west elevation.

determine condition of window casing and wall structure below sills. Repaint and reinstall all window units. Carefully modify windows to improve weather sealing. Explore use of secondary storm window units to improve thermal performance and weather proofing.

Doors

General Description:

A residential grade single steel door serves as the main entry. The rear door is older, but its historic significance is unknown.

Existing Condition:

Poor condition. The doors are not appropriate to the building. Deterioration at the door threshold can be expected due to moisture penetration.

Recommended Treatment:

1. Research to determine historic character and replace the existing doors. Investigate to determine the condition of the door framing and wall framing. Repair as required.

Flooring

General Description:

The basement floor is concrete. The first floor and attic floors are wood, probably 1" x 4" T&G, with a variety of sheet vinyl and carpet floor coverings.

Existing Condition:

The basement concrete floor is in poor condition. The wood floors are in fair condition. However, when walking in the attic over the original structure, the floor deflects and the roof creaks indicating that the two are tied together, and are under-built for its current use. Finished floor surfaces are in poor condition.

Recommended Treatment:

1. Examine the basement floor to determine condition. Repair or replace as required to provide a serviceable floor surface. Remove all sheet vinyl and carpet. Inspect wood flooring and repair and refinish to match original materials and finish.

Roof

General Description:

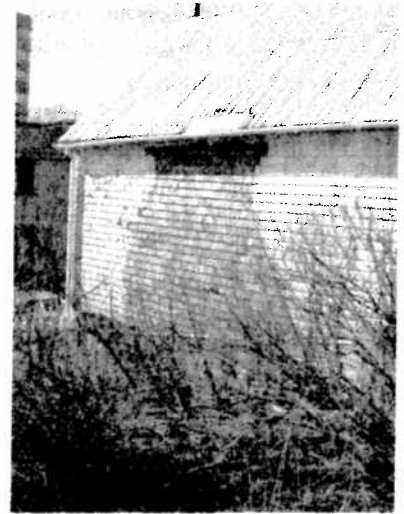
The rectory is currently protected with metal roofing that is not original to the building. The roof assembly appears to be unvented. The original roofing appears to have been sawn cedar shingles.

Existing Condition:

The metal roofing is in poor condition and is inappropriate to the historic building.

Recommended Treatment:

1. Research to verify the original roofing material and restore the roof using the determined material. Repair deteriorated exposed rafter tails, fascia and exposed soffits. Install wood gutters and downspouts where necessary to redirect roof runoff away from the building.



East elevation, St. Nicholas Rectory.

Electrical Wiring and Lighting

General Description:

The rectory is serviced with electricity. The existing service reflects several generations of improvements.

Existing Condition:

The existing electrical service is in poor condition.

Recommended Treatment:

1. A short term safety solution which is inexpensive and will reduce the potential for an electrical fire is to replace all building breakers on existing branch circuits rated at 15 and 20 amps with Arc-Fault Circuit-Interrupter (AFCI) devices. The AFCI quickly detects any electrical shorts or arcing due to worn wire insulation, unusual heating or bare wire contact and throws the breaker before a fire can result.
2. Upgrade electrical services to meet current electrical codes. Select electrical fixtures and equipment sympathetic to the historic character of the building.

Mechanical Systems

General Description:

The rectory is currently not heated. The building has no fire suppression or reliable detection systems.

Existing Condition:

The existing heating plant is inadequate to heat the poorly insulated building. The ability to protect the rectory from fire is poor.

Recommended Treatment:

1. Consider installing a commercial grade heating plant for the church and rectory. Past efforts have wrestled with where to locate the heating units. Consider as part of rehabilitation of the rectory the idea of using the basement of the rectory as a common mechanical roof for providing services to both the church and the rectory. An utilidor would need to be constructed to service the church.
2. Provided a fire detection and suppression system.

Accessibility

General Description:

The rectory has two entrances. The southwest entrance is up 5 steps from the sidewalk. The northwest entrance is from grade.

Existing Condition:

Neither entrance is ADA accessible.

Recommended Treatment:

1. Upgrade the northwest entrance to provide ADA accessibility.



Deteriorated concrete steps to the basement on the rectory's west elevation.



View from the southeast of St. Nicholas Church and Rectory.

Special Studies

The following special studies will be necessary for the restoration of St Nicholas Church and Rectory.

1. Research to determine historic configuration and materials used both historic building and the site.
2. Archeologically investigate to determine impact of any ground disturbing activities.
3. Perform a color analysis to determine the original historic paint scheme for the two buildings.
4. Perform historic research to document the history and evolution of both buildings. Prepare the report to guide preservation and as a possible fundraising activity.

Additional documentation available: Digital photos of interior and exterior of Church and Rectory. Field notes taken by Steve Peterson in the early 1990's. Construction documents from the 1976 restoration of St. Nicholas Church, by Architect Douglas Ackley. Field notes (hand written) with additional dimensional information by Sean Boily.

RESTORATION COST SUMMARY

SITE WORK		\$58,016
CHURCH BUILDING		
SUBSTRUCTURE		\$19,495
SUPERSTRUCTURE		\$180,041
SUBTOTAL CHURCH DIRECT WORK		\$199,536
RECTORY BUILDING		
SUBSTRUCTURE		\$25,429
SUPERSTRUCTURE		\$200,929
SUBTOTAL RECTORY DIRECT WORK		\$226,358
SUBTOTAL DIRECT WORK		\$483,910
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General Conditions, Overhead and Profit	27.00%	\$130,656
Contingency, Design and Physical Conditions Unknown	20.00%	\$122,913
Escalation to 2004 Construction	3.50%	\$25,812
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ESTIMATED CONSTRUCTION COST		\$763,291
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<i>Cost Per Square Foot</i>	<i>\$283.75 SF</i>	
<i>Total Gross Floor Area</i>	<i>2,690 SF</i>	
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SOFT COSTS	30.00%	\$228,987
(Permitting, Travel/Per Diem, Design Fees, ROSSIA Administration)		
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TOTAL PROJECT COST		\$992,278
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ICON RESTORATION

Documentation	\$5000
Conservation 35 icons @1450 per icon	\$50,750
Total Icon Restoration	\$55,750